

LEGAL DESCRIPTIONS:

HAWKINSON TO WENDTLAND

A TRACT OF LAND SITUATED IN LOT 42, KNODE RANCH SUBDIVISION THIRD ADDITION CORRECTED PLAT, SHERIDAN COUNTY, WYOMING, (SEE RECORD OF SURVEY FILED IN DRAWER "A" IN THE SHERIDAN COUNTY COURTHOUSE); SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 42, KNODE RANCH SUBDIVISION THIRD ADDITION CORRECTED PLAT (MONUMENTED WITH A 1/2" REBAR); THENCE N21°29'50"E, 191.67 FEET ALONG THE WEST LINE OF SAID LOT 42, KNODE RANCH SUBDIVISION THIRD ADDITION CORRECTED PLAT TO A POINT; THENCE S07°58'08"E, 182.29 FEET TO A POINT, SAID POINT LYING ON THE SOUTH LINE OF SAID LOT 42, KNODE RANCH SUBDIVISION THIRD ADDITION CORRECTED PLAT; THENCE N88°41'14"W, 95.54 FEET ALONG SAID SOUTH LINE LOT 42, KNODE RANCH SUBDIVISION THIRD ADDITION CORRECTED PLAT TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 8,594 SQUARE FEET, MORE OR LESS.

WENDTLAND TO HAWKINSON

A TRACT OF LAND SITUATED IN LOT 1, WENDTLAND MINOR SUBDIVISION, SHERIDAN COUNTY, WYOMING, (SEE RECORD OF SURVEY FILED IN DRAWER "A" IN THE SHERIDAN COUNTY COURTHOUSE); SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, WENDTLAND MINOR SUBDIVISION; THENCE N21°29'50"E, 191.67 FEET ALONG THE EAST LINE OF SAID LOT 1, WENDTLAND MINOR SUBDIVISION TO THE POINT OF BEGINNING OF SAID TRACT; THENCE N21°29'50"E, 198.42 FEET ALONG SAID EAST LINE OF LOT 1 TO A POINT, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GOLDENEYE DRIVE; THENCE, THROUGH A NON-TANGENT CURVE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF GOLDENEYE DRIVE, HAVING A CENTRAL ANGLE OF 52°55'26" A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 55.42 FEET, A CHORD BEARING OF N41°52'34"W, AND A CHORD LENGTH OF 53.47 FEET TO A POINT; THENCE S27°01'50"W, 118.16 FEET TO A POINT; THENCE S07°58'08"E, 120.34 FEET TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 8,594 SQUARE FEET MORE OR LESS.

LEGAL DESCRIPTIONS:

WENDTLANDS LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LOT 1, WENDTLAND MINOR SUBDIVISION AND A PORTION OF LOT 42, KNODE RANCH SUBDIVISION THIRD ADDITION CORRECTED PLAT, SHERIDAN COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, WENDTLAND MINOR SUBDIVISION (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 324); THENCE, ALONG THE WEST LINE OF SAID LOT 1, N01°04'07"W, 379.99 FEET TO A POINT, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GOLDENEYE DRIVE; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF GOLDENEYE DRIVE, THROUGH A NON-TANGENT CURVE, HAVING A CENTRAL ANGLE OF 14°47'10" A RADIUS OF 310.00 FEET, AN ARC LENGTH OF 80.00 FEET, A CHORD BEARING OF N82°25'20"E, AND A CHORD LENGTH OF 79.78 FEET TO A POINT; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N75°01'45"E, 83.88 FEET TO A POINT; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THROUGH A NON-TANGENT CURVE, HAVING A CENTRAL ANGLE OF 29°33'17" A RADIUS OF 357.00 FEET, AN ARC LENGTH OF 184.15 FEET, A CHORD BEARING OF N89°48'23"E, AND A CHORD LENGTH OF 182.12 FEET TO A POINT; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S75°25'01"E, 65.95 FEET TO A POINT; THENCE, ALONG A BOUNDARY ADJUSTMENT LINE, S27°01'50"W, 118.16 FEET TO A POINT; THENCE, ALONG A BOUNDARY ADJUSTMENT LINE, S07°58'08"E, 302.63 FEET TO A POINT; THENCE N88°41'14"W, 202.42 FEET TO A POINT; THENCE N88°41'56"W, 184.86 FEET TO THE POINT OF BEGINNING.

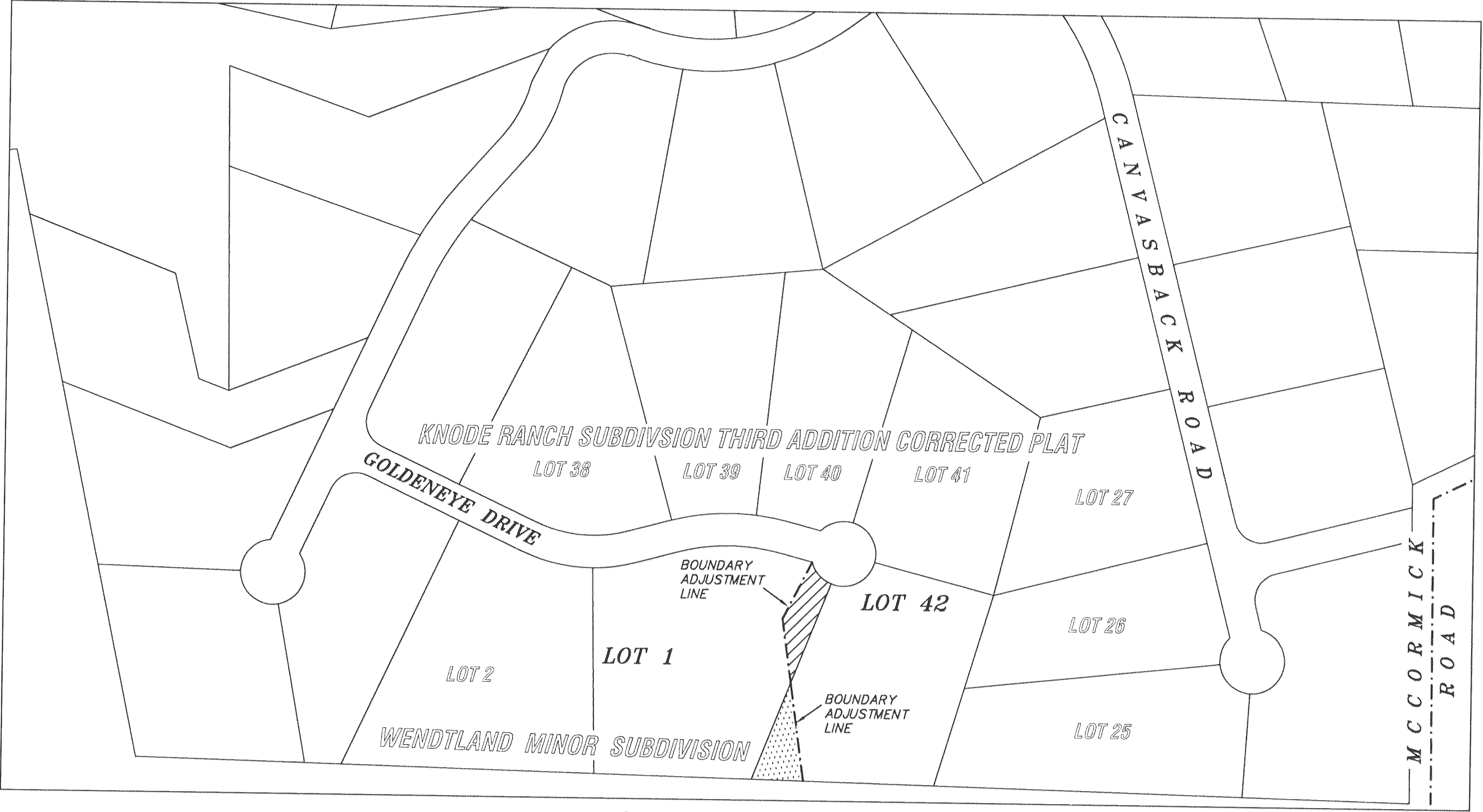
SAID TRACT CONTAINS A RECORD 3.514 ACRES MORE OR LESS.

HAWKINSON LEGAL DESCRIPTION

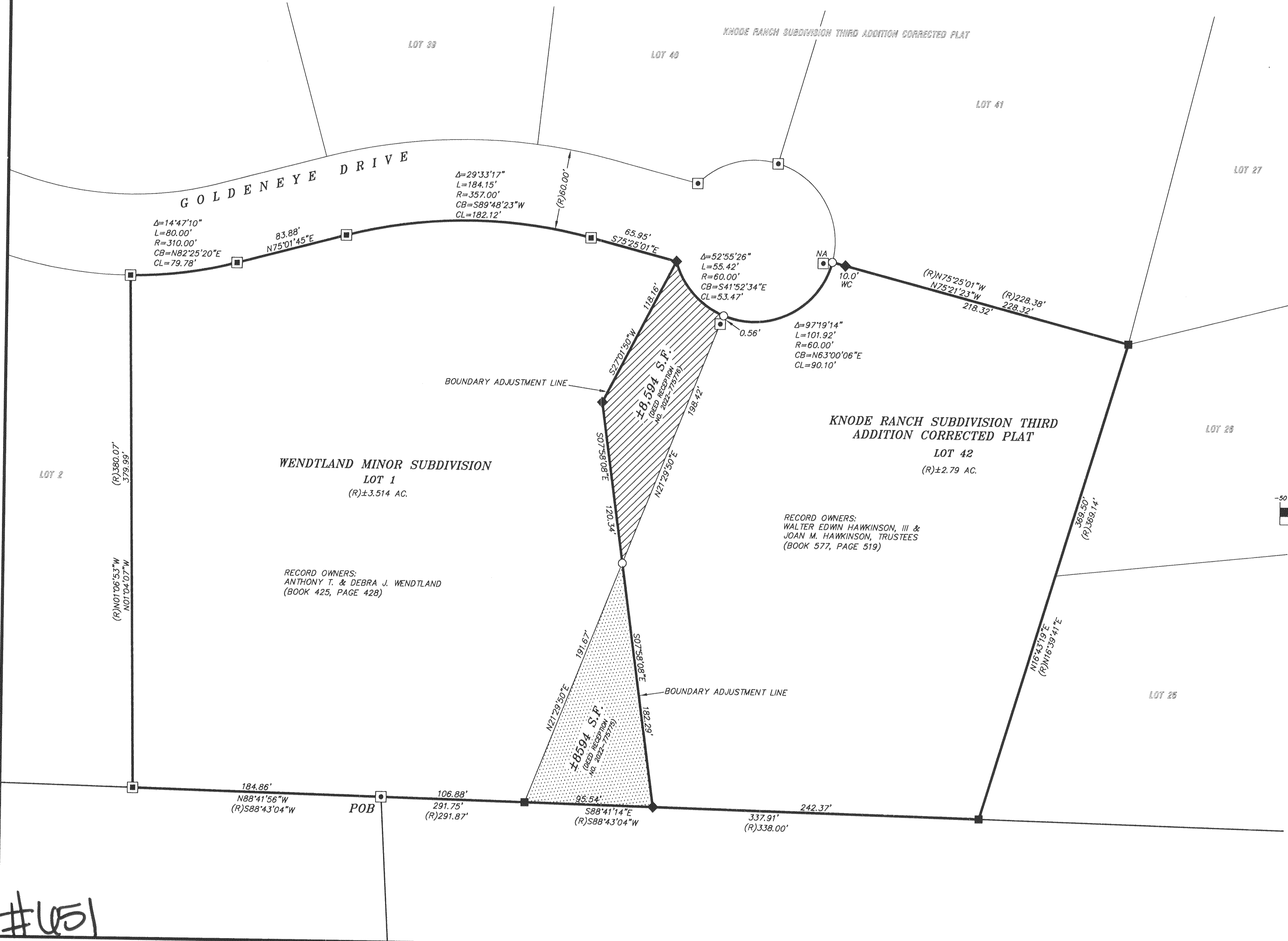
A TRACT OF LAND BEING A PORTION OF LOT 42, KNODE RANCH SUBDIVISION THIRD ADDITION CORRECTED PLAT AND A PORTION OF LOT 1, WENDTLAND MINOR SUBDIVISION, SHERIDAN COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 42 (FOUND A 5/8" REBAR/MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 15646); THENCE, ALONG THE SOUTHERLY LINE OF SAID LOT 42, KNODE RANCH SUBDIVISION THIRD ADDITION CORRECTED PLAT, N88°41'14"W, 242.37 FEET TO A POINT; THENCE, ALONG A BOUNDARY ADJUSTMENT LINE, N07°58'08"W, 302.63 FEET TO A POINT; THENCE, ALONG A BOUNDARY ADJUSTMENT LINE, N27°01'50"E, 118.16 FEET TO A POINT, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GOLDENEYE DRIVE; THENCE, THROUGH A NON-TANGENT CURVE, HAVING A CENTRAL ANGLE OF 52°55'26" A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 55.42 FEET, A CHORD BEARING OF N41°52'34"W, AND A CHORD LENGTH OF 53.47 FEET TO A POINT; THENCE, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF GOLDENEYE DRIVE, THROUGH A NON-TANGENT CURVE, HAVING A CENTRAL ANGLE OF 14°47'10" A RADIUS OF 310.00 FEET, AN ARC LENGTH OF 80.00 FEET, A CHORD BEARING OF N82°25'20"E, AND A CHORD LENGTH OF 79.78 FEET TO A POINT; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N75°01'45"E, 83.88 FEET TO A POINT; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THROUGH A NON-TANGENT CURVE, HAVING A CENTRAL ANGLE OF 29°33'17" A RADIUS OF 357.00 FEET, AN ARC LENGTH OF 184.15 FEET, A CHORD BEARING OF N89°48'23"E, AND A CHORD LENGTH OF 182.12 FEET TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 2.79 ACRES MORE OR LESS.



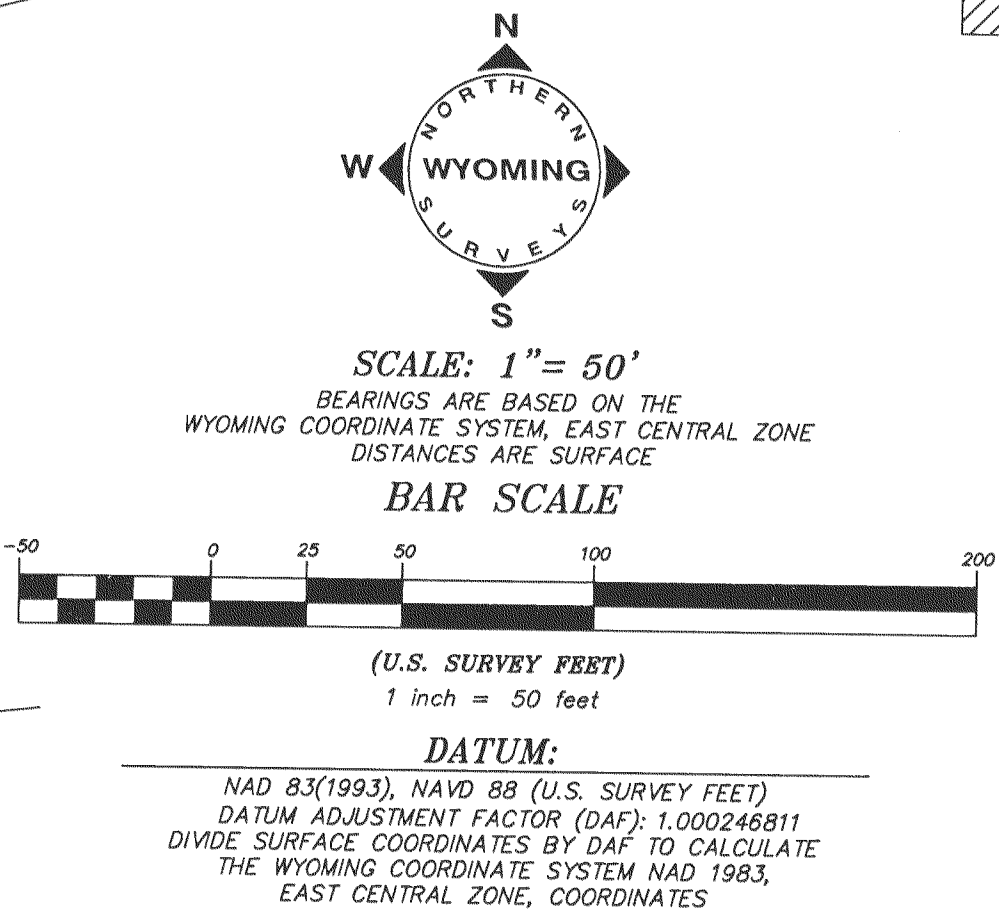
LOCATION MAP:  
NO TRUE SCALE



NOTICE  
This plat is an image, or reproduction of the original as it is recorded in the **Sheridan County Clerk's Office**. It is not a certified, complete, or authoritative depiction of current property lines, easements, or rights-of-way. Delinquent measurements, or representations may have occurred since the original plat was recorded.

LEGEND:

- FOUND 1/2" REBAR/SET 2" ALUMINUM CAP PER PLS 15646
- SET 2" ALUMINUM CAP PER PLS 15646
- FOUND 1" PLASTIC CAP PER PLS 529
- FOUND 2" ALUMINUM CAP PER PLS 324
- FOUND 1/2" REBAR
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- PROPERTY/DEED LINE
- BOUNDARY LINE ADJUSTMENT
- BOUNDARY LINE ADJUSTMENT - HAWKINSON TO WENDTLAND (±8,594 S.F.)
- BOUNDARY LINE ADJUSTMENT - WENDTLAND TO HAWKINSON (±8,594 S.F.)



CERTIFICATE OF RECORDER

STATE OF WYOMING : ss  
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 1:08 O'CLOCK P.M., THIS 27 DAY OF January, 2022, AND IS DULY RECORDED IN DRAWER 4, PLAT NO. 621  
FEE \$ 50.00

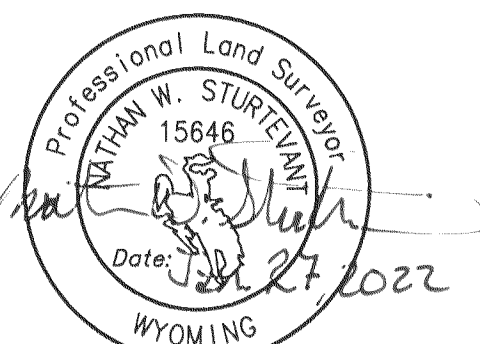
Ela Schum Thompson  
COUNTY CLERK

STAMP RECEIVING NUMBER 2022-775988

SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss  
COUNTY OF SHERIDAN

I, NATHAN W. STURTEVANT, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



\*PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED\*

RECORD OF SURVEY  
FOR

BOUNDARY LINE ADJUSTMENT

SITUATED IN A PORTION OF LOT 1, WENDTLAND MINOR SUBDIVISION AND A PORTION OF LOT 42, KNODE RANCH SUBDIVISION THIRD ADDITION CORRECTED PLAT, SHERIDAN COUNTY, WYOMING



CLIENT: ED & JOAN HAWKINSON  
26 GOLDENEYE DR.  
SHERIDAN, WY 82801